

TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: CUP 22 - 0006

TYPES – PLEASE CHECK ONE:

- ☐ Annexation
☐ Comprehensive Plan Amendment (site specific)
☐ Zoning Amendment (site specific)
☐ Historic Landmark Modification/alteration

- ☒ Conditional Use Permit
☐ Type III Major Modification
☐ Planned Unit Development
☐ Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Jeff & Emily Hartley

ADDRESS: 1701 Aspen Ct Lake Oswego, OR 97034

EMAIL ADDRESS: thehartleys11@gmail.com

PHONE: 503-428-3640

MOBILE: 503-428-3640

FAX: n/a

OWNER (if different from above): n/a
n/a

PHONE: n/a

ADDRESS: _____

ENGINEER/SURVEYOR: n/a
n/a

PHONE: n/a

ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: Villa Fontana

PROJECT LOCATION: 909 E 6th St, Newberg, OR 97132

PROJECT DESCRIPTION/USE: Lodging/Vacation-rental home

MAP/TAX LOT NO. (i.e. 3200AB-400): 3219AD-07202

ZONE: R-2

SITE SIZE: 3598 SQ. FT. ☐ ACRE ☐

COMP PLAN DESIGNATION: _____

TOPOGRAPHY: _____

CURRENT USE: Single family residence

SURROUNDING USES:

NORTH: Single family residence

SOUTH: Single family residence

EAST: Single family residence

WEST: Single family residence

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: ☒ Fees ☒ Public Notice Information ☒ Current Title Report ☒ Written Criteria Response ☒ Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexation	p. 15
Comprehensive Plan / Zoning Map Amendment (site specific)	p. 19
Conditional Use Permit	p. 21
Historic Landmark Modification/Alteration	p. 23
Planned Unit Development	p. 26

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Applicant Signature

Date

Owner Signature

Date

Jeff Hartley

Print Name

Emily Hartley

Print Name

909 E 6th St
Newberg, OR 97132

City of Newberg Conditional Use Permit

Written Criteria Response:

City of Newberg Municipal Code 15.225.060

- A. Proposed use will be a short-term vacation rental while owners are not in residence.
 - The proposed STR is a SFR that was built in 2017.
 - The house is a 2-story, 3-bedroom, 2.5-bathroom SFR on a 3600 sq/ft lot. It has a direct neighbor to the east and to the west.
 - The property will be occupied by the owners on occasion but mostly used as a STR. The owners will self-manage the property and will have utilize a professional screening process, have quiet hours beginning at 10pm, and a no event and no animals policy.
 - The property has a one car garage and a two-car driveway.
- B. The location, design, and site of this proposed STR will provide functional accommodations to families and travelers that want to experience Oregon wine county, visit George Fox University, and attend local events. The STR will generate less traffic than long-term residents as it will not be occupied as frequently.
- C. The proposed STR use will be consistent with Ord. 2451, 12-2-96. Code 2001 & 151.210.

City of Newberg Municipal code 15.445.300 – 15.445.350

15.445.300 – Application and purpose

909 E 6th St is a single-family home that will be available, advertised, or listed by the agent as available for use, rent for occupancy for less than 30 days.

15.445.310 – Where allowed

This home is zoned R-2 for use as a vacation rental with a conditional permit.

15.445.320 – Standards

- A. Provide a minimum of two parking spaces: There is one full-size space in the garage as well as two full-size spaces in the driveway.
- B. Provide regular refuse pick up: There is service currently set up with Waste Management for trash, recycle, and yard debris.
- C. Occupancy: The STR has three conforming bedrooms so the occupancy limit will be set at six people.

- D. Premises: This STR will not allow the use of occupied recreational vehicles, trailers, tent or temporary shelter during rental occupancy.

15.445.340 – Registration Postings

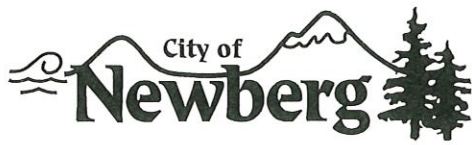
This STR will have a vacation rental home registration adjacent to the front door with the following information:

- A. The name of the operator and telephone number where the operator may be reached.
- B. The telephone number of the police department.
- C. The maximum number of occupants permitted to stay in the dwelling.
- D. The standards for the rental occupancy.
- E. The solid waste collection day.

15.445.350 – Complaints and revocation of registration

Owner is fully aware and understands the above code and will make every effort to follow up with all complaints.

Sample mailer attached:



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132

503-537-1240, Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT

A property owner in your neighborhood submitted an application to the City of Newberg to operate a short term rental on the subject property. The Newberg Planning Commission will hold a hearing on **(Date of hearing)** at 7 p.m. at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

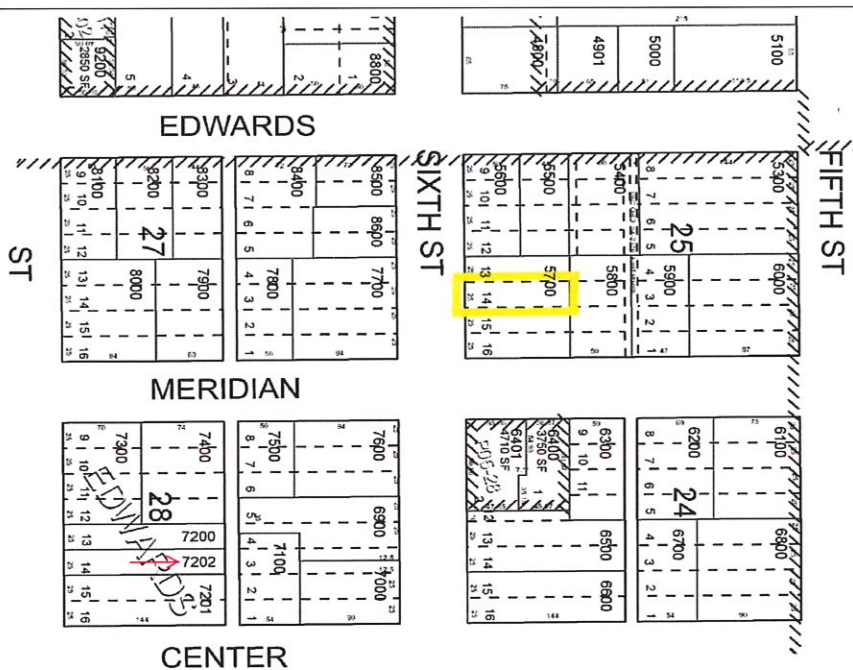
The application would include a short term rental with limit on occupancy to six adults, no pets, and prohibiting events or parties. Quiet hours after 10pm. There will be no changes to the existing structure or site and will retain an appearance and consistency with the current neighborhood.

APPLICANT: Jeff & Emily Hartley
TELEPHONE: 503-428-3640

PROPERTY OWNER: Jeff & Emily Hartley

LOCATION: 909 E Sixth St, Newberg, OR 97132

TAX LOT NUMBER: 3219AD-07202



Working Together For A Better Community-Serious About Service"

/Users/forum2976/Downloads/Newberg license stuff/Neighbors Mailed Notice.doc

C:\Users\forum2976\Downloads\Newberg license stuff\Neighbors Mailed Notice.docx

JAMES HIGHLEY III
 619 S RIVER ST
 NEWBERG OR 97132

CHRISTOPHER BRADSHAW
 VENESSA BRADSHAW
 512 S CENTER ST
 NEWBERG OR 97132

SHAWNA NOLTE
 BRADLEY NOLTE
 610 S RIVER ST
 NEWBERG OR 97132

BILLY WOOD
 KATHLEEN WOOD
 419 S EDWARDS ST
 NEWBERG OR 97132

RYAN FORBES
 EMILY FORBES
 913 E 6TH ST
 NEWBERG OR 97132

STEFAN CZARNECKI
 MEGHAN ROGERS-CZARNECKI
 802 E 4TH ST
 NEWBERG OR 97132

CHRISTOPHER BRENNER
 414 S EDWARDS ST
 NEWBERG OR 97132

EAA HOLDINGS LLC
 1508 N MADISON ST
 LAFAYETTE OR 97127

JONATHAN KOERTZEN
 JENNIFER KOERTZEN
 420 S EDWARDS ST
 NEWBERG OR 97132

DAVID TODD CONSTRUCTION LLC
 LONE OAK BUILDERS LLC
 PO BOX 461
 NEWBERG OR 97132

JONATHAN CADD
 CHERYL CADD
 909 FULTON ST
 NEWBERG OR 97132

BENITO SALINAS
 IRMA SALINAS
 409 S MERIDIAN ST
 NEWBERG OR 97132

WINE COUNTRY PROPERTIES LLC
 PO BOX 1707
 MCMINNVILLE OR 97128

DEBRA FIELDS
 900 E 4TH ST
 NEWBERG OR 97132

TODD BILLICK
 406 S MERIDIAN ST
 NEWBERG OR 97132

JOHN VARNER
 425 SE PORT AVE
 LINCOLN CITY OR 97367

STEVEN GUEST
 22755 MAPLEWOOD
 MISSION VIEJO CA 92692

ROBERT MASLEN
 VALERIE MASLEN
 PO BOX 193
 DUNDEE OR 97115

BRIAN RISSE
 COURTNEY RISSE
 915 E 5TH ST
 NEWBERG OR 97132

CRAIG ABRAHAMSON
 DANA ABRAHAMSON
 420 S MERIDIAN ST
 NEWBERG OR 97132

SETH STILWELL
 DIANA STILWELL
 405 S CENTER ST
 NEWBERG OR 97132

JUSTIN JOHNSON
 912 E 4TH ST
 NEWBERG OR 97132

DIANE BEEBE
 PO BOX 1182
 NEWBERG OR 97132

PATRICIA HANSEN
 914 E 5TH ST
 NEWBERG OR 97132

JOEL BOCK
 CHERICE BOCK
 1536 E 3RD ST UNIT 24
 NEWBERG OR 97132

SAMUEL HENOCH
 907 E 6TH ST
 NEWBERG OR 97132

CAROLINE AUST
 520 S MERIDIAN ST
 NEWBERG OR 97132

GEORGIA THURMAN
 PAULINE WILKINSON
 ATTN: THURMAN IRENE 1705
 CAROL ANN DR
 NEWBERG OR 97132

KIMBERLY KENNISON
 510 S MERIDIAN ST
 NEWBERG OR 97132

KEVIN PAULIN
 CYNTHIA PAULIN
 467 SUNRIDGE DR
 JEROME ID 83338

ARTEMIO CHAVEZ
 509 S MERIDIAN ST
 NEWBERG OR 97132

MARLENE WIRTANEN
 3309 SW IDAHO ST
 PORTLAND OR 97239

ANTHONY SCHWISOW
 521 S MERIDIAN ST
 NEWBERG OR 97132

MCSHANE REBECCA A TRUSTEE
 FOR
 803 E 6TH ST
 NEWBERG OR 97132

NORTH JERRI L
 516 S EDWARDS ST
 NEWBERG OR 97132

ROGER ERB
 MAROLYN ERB
 514 S EDWARDS ST
 NEWBERG OR 97132

VICTOR ABRAMSON
 CHRISTINE ABRAMSON
 508 S EDWARDS ST
 NEWBERG OR 97132

5TH & EDWARDS LLC
 9169 W STATE ST #2235
 GARDEN CITY ID 83714

MONTE SURAN
 9660 SW SIXTH AVE
 PORTLAND OR 97219

ZACHARY OLSON
 BETHANY OLSON
 712 E 5TH ST
 NEWBERG OR 97132

MATTHEW POWELL
 RENEE POWELL
 503 S EDWARDS ST
 NEWBERG OR 97132

JAMES WILLIAMS
 KAYLEEN WILLIAMS
 509 S EDWARDS ST
 NEWBERG OR 97132

JACOB RAMIREZ
 PO BOX 83
 DUNDEE OR 97115

WILLIAM SWONGER
 513 S EDWARDS ST
 NEWBERG OR 97132

CAROL ZLAB
 515 S EDWARDS ST
 NEWBERG OR 97132

BRITTANY HAZEL
 KENDALL HAZEL
 715 E 6TH ST
 NEWBERG OR 97132

LISA FOSTER
 ATTN: NEWBERG AREA HABITAT
 FOR HUMANITY
 NEWBERG OR 97132

GUELDNER FAMILY LLC
 3887 OAK MEADOWS LP
 NEWBERG OR 97132

DENISE GUEDON
 912 E 6TH ST
 NEWBERG OR 97132

FORREST D REINHARDT
 SUSAN D REINHARDT
 621 S CENTER ST
 NEWBERG OR 97132

ISRAEL ALLEN
 111 E 8TH ST
 NEWBERG OR 97132

DEXTER KINCAID
 614 S MERIDIAN ST
 NEWBERG OR 97132

JOEL PEREZ
 JENNIFER PEREZ
 610 S MERIDIAN ST
 NEWBERG OR 97132

CAROL BUCHE
 608 S MERIDIAN ST
 NEWBERG OR 97132

VICTORIA YU
 ALAN YU
 902 E 6TH ST
 NEWBERG OR 97132

NEWBERG SCHOOL DISTRICT 29J
 714 E 6TH ST
 NEWBERG OR 97132

STEPHEN BOYLES
 607 S MERIDIAN ST
 NEWBERG OR 97132

KEITH REESER
 TAHNEE REESER
 617 S MERIDIAN ST
 NEWBERG OR 97132

TROY KRONWITTER
 LAURA KRONWITTER
 621 S MERIDIAN ST
 NEWBERG OR 97132

WILLIAM HICKS
 LINDSEY HICKS
 701 S MERIDIAN ST
 NEWBERG OR 97132

BLAKE ESTEP
 KARA ESTEP
 704 S MERIDIAN ST
 NEWBERG OR 97132

COREY SABROE
 LEIGH SABROE
 902 E 7TH ST
 NEWBERG OR 97132

JOSE PEREZ
 4205 SE RIVERSIDE LP
 MCMINNVILLE OR 97128

SCHOOL DISTRICT NO 29
 535 NE 5TH ST
 MCMINNVILLE OR 97128

HORST VOIGT
 OLGA VOIGT
 1000 E 4TH ST
 NEWBERG OR 97132

HPA BORROWER 2016-2 ML LLC
 120 S RIVERSIDE PLAZA STE 2000
 CHICAGO IL 60606

JOHN REAM
 414 S CENTER ST
 NEWBERG OR 97132

PAUL ADELMAN
 JULIA ADELMAN
 420 S CENTER ST
 NEWBERG OR 97132

THEODORE SHARMAN
 RUBY SHARMAN
 421 S RIVER ST
 NEWBERG OR 97132

CORINS CUSTOM HOMES LLC
 10695 NE RENNE RD
 NEWBERG OR 97132

DAVID VAN GRUNSVEN
 MARILYNN VAN GRUNSVEN
 411 S RIVER ST
 NEWBERG OR 97132

ZION LUTHERAN CHURCH
 301 S RIVER ST
 NEWBERG OR 97132

HOFF DONNA & CLIFFORD LIVING
 TRUST
 22762 SW COCHRAN DR
 SHERWOOD OR 97140

CODY SWANSON
 EMILY SWANSON
 418 S RIVER ST
 NEWBERG OR 97132

CHRISTOPHER CHILDS
 LORRIE CHILDS
 420 S RIVER ST
 NEWBERG OR 97132

DEBORAH GROAT
 PO BOX 165
 NEWBERG OR 97132

SCOTT FERGUSON
 1114 E 5TH ST
 NEWBERG OR 97132

NADEGE PETRIE
 505 S CHEHALEM ST
 NEWBERG OR 97132

AMBER TRAMMELL
 1115 E 6TH ST
 NEWBERG OR 97132

BRYAN SELBY
 HARRY SELBY
 511 S CHEHALEM ST
 NEWBERG OR 97132

FULGENCIO ISLAS
 MORA MORALES
 ATTN: NEWBERG AREA HABITAT
 FOR HUMANITY
 NEWBERG OR 97132

RIVERCREST APARTMENTS FEE
 OWNER LLC
 PO BOX 6545
 ORANGE CA 92863

KEVIN JOHNSON
 JENNIFER JOHNSON
 1014 E 5TH ST
 NEWBERG OR 97132

IVAN SOPPE-NAVETTA
 505 S RIVER ST
 NEWBERG OR 97132

WARREN NORQUIST
 PATRICIA NORQUIST
 9685 S KRAXBERGER RD
 CANBY OR 97013

PHILIP GRAVATT
 515 S RIVER ST
 NEWBERG OR 97132

JAMES CHOGYOJI
 DANA CHOGYOJI
 519 S RIVER ST
 NEWBERG OR 97132

ANDREW STOCKS
 AMANDA CASE
 521 S RIVER ST
 NEWBERG OR 97132

NIKYLAN MALMBERG
 KRISTINA MALMBERG
 520 S CENTER ST
 NEWBERG OR 97132

ELIZABETH HANNAFORD
 RYAN HANNAFORD
 315 E SHERMAN ST
 NEWBERG OR 97132

KATHERINE BOUVIA
1000 E 5TH ST
NEWBERG OR 97132

PATRICIA DITTON
603 S CHEHALEM ST
NEWBERG OR 97132

ALBERT HENKENSIEFKEN
HAZEL HENKENSIEFKEN
607 S CHEHALEM ST
NEWBERG OR 97132

LEONARD JOHNSON
CHRISTINE JOHNSON
19460 NE WILLIAMSON RD
NEWBERG OR 97132

WILBERT MINNIE
FRANCES MINNIE
616 S RIVER ST
NEWBERG OR 97132

DAWN TODD
606 S RIVER ST
NEWBERG OR 97132

THEODORE EBORA
600 S RIVER ST
NEWBERG OR 97132

JEFFREY MORRIS
RACHEL MORRIS
909 SE MAPLE ST
DUNDEE OR 97115

DOUGLAS WILLMSCHEN
605 S RIVER ST
NEWBERG OR 97132

DEBORAH FLENSBORG
615 S RIVER ST
NEWBERG OR 97132

DARREN MILLER
621 S RIVER ST
NEWBERG OR 97132

JOHN REINHARDT
HALL PEGGY TRUSTEES FOR
1130 NE 28TH ST
MCMINNVILLE OR 97128

JACOB RAMIREZ
3759 3RD ST
HUBBARD OR 97032

DANIEL NOLL
KATHLEEN NOLL
1002 E 6TH ST
NEWBERG OR 97132

CHURCH OF GOD
715 S RIVER ST
NEWBERG OR 97132

ISAAC GARMAN
JANELLE GARMAN
1008 E 7TH ST
NEWBERG OR 97132

RONALD PETTIJOHN
PO BOX 951
SHERWOOD OR 97140

JEFFREY LEE
KATHRYN VANHOOK
7506 SE RAYMOND ST
PORTLAND OR 97206

Sign will be 2ft x 3ft on water proof paper

Land Use Notice

FILE # XXX-XX-XXX

PROPOSAL:

Application for conditional use: Lodging/Vacation Home Rental.

Maximum Occupancy: 6 Adults, No Pets, Events, or Parties.

Quiet Hours After 9pm

FOR FURTHER INFORMATION, CONTACT:

City of Newberg

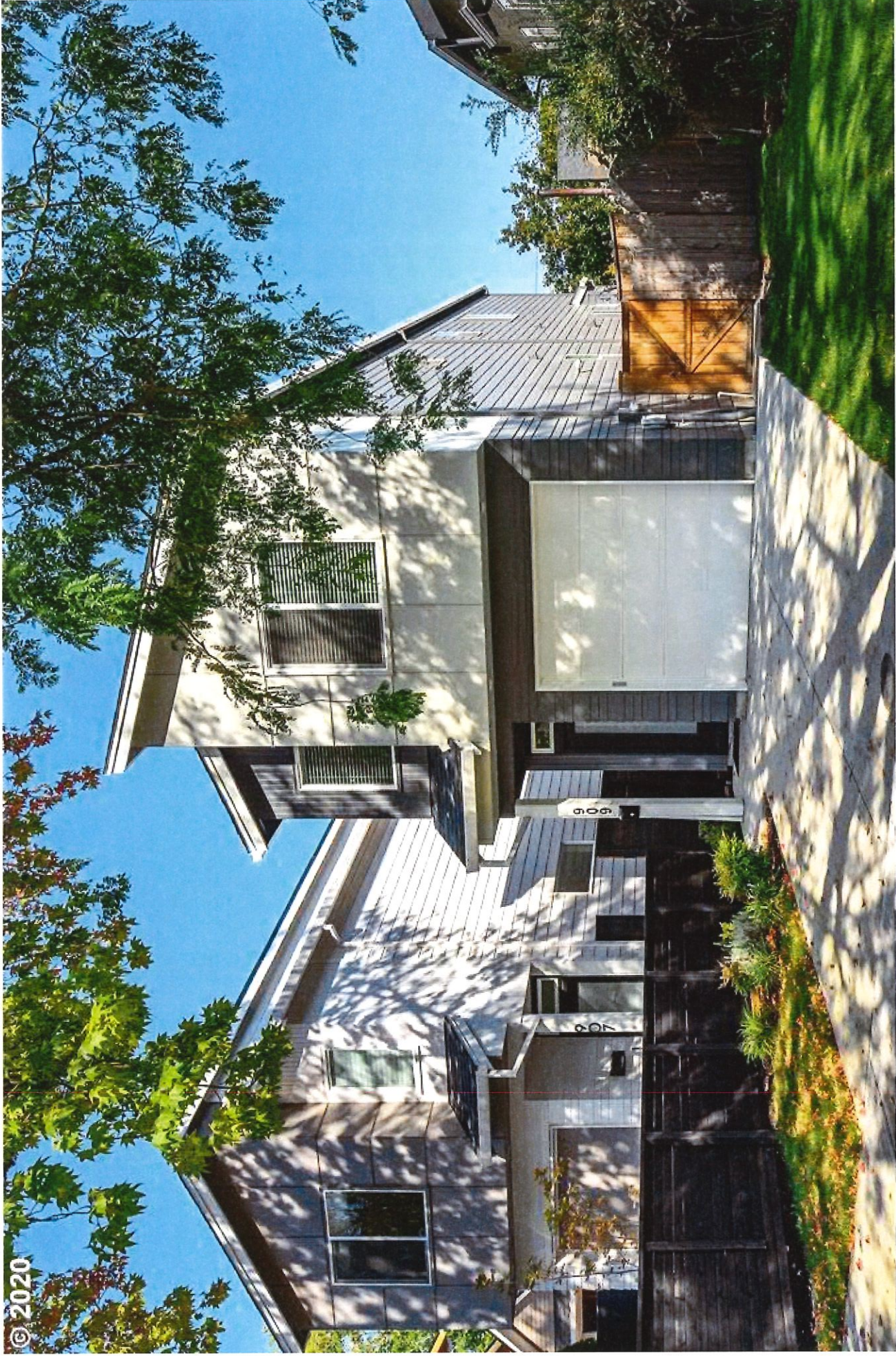
Community Development Department

414 E First Street

Phone: 503-537-1240

2'

3'



Home ▾ Interactive Planning Map

Open in n

Details | Basemap |

Share

Print

Measure

909 E 6th St

Legend

Transportation - Street Lines

Transportation - Railroad Tracks



Public Utilities Map



City of Newberg, Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | City of Newberg, Oregon Metro, Geoterra | Originally created by Jan Wolf 2007-present



1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Jeff Hartley
1701 Aspen Court
Lake Oswego, OR 97034

Customer Ref.: 909 E 6TH ST
Order No.: 471822117289
Effective Date: March 25, 2022 at 08:00 AM
Charge: \$300.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Jeffrey Hartley and Emily Hartley, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

909 E 6th Street, Newberg, OR 97132

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. City Liens, if any, in favor of the City of Newberg.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company, an Oregon corporation
Purpose: Right of way for transmission, distribution, electricity and communication
Recording Date: August 18, 2017
Recording No: 201713440
Affects: Reference is hereby made to said document for full particulars

4. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$389,500.00
Dated: November 16, 2020
Trustor/Grantor: Jeffrey Hartley and Emily Hartley, as tenants by the entirety
Trustee: Ticor Title Company
Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation
MIN: 1000608-2100757296-3
Recording Date: November 18, 2020
Recording No.: 202020828

NOTE: Based on recitals in the trust deed or an assignment of the trust deed, it appeared that Academy Mortgage Corporation was the then owner of the indebtedness secured by the trust deed. It may be possible, for a MERS trust deed, to obtain information regarding the current owner of the indebtedness and the servicer, if any, by contacting MERS at 888-679-6377 or through the MERS website.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2021-2022
Amount: \$2,765.22
Levy Code: 29.0
Account No.: 710054
Map No.: R3219AD 07202

Ticor Title Company of Oregon
Order No. 471822117289

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Deborah Clark
5035353743
deborah.clark@titlegroup.fntg.com

Ticor Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"
Legal Description

Lot 14, Block 28, EDWARDS ADDITION, in the City of Newberg, County of Yamhill and State of Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

RECORDING REQUESTED BY:



115 N College St., Ste 2
Newberg, OR 97132

GRANTOR'S NAME:
Nicholas Chappellet

GRANTEE'S NAME:
Jeffrey Hartley and Emily Hartley

AFTER RECORDING RETURN TO:
Order No.: 471820099925-MJH
Jeffrey Hartley and Emily Hartley, as tenants by the entirety
47 Eagle Crest Drive Unit 48
Lake Oswego, OR 97035

SEND TAX STATEMENTS TO:
Jeffrey Hartley and Emily Hartley
47 Eagle Crest Drive Unit 48
Lake Oswego, OR 97035

APN: 710054
Map: R3219AD 07202
909 E 6th Street, Newberg, OR 97132

Yamhill County Official Records		202020827
DMR-DDMR		
Str=1031 SUTTONS	11/18/2020 01:26:00 PM	
2Pgs \$10.00 \$11.00 \$5.00 \$60.00	\$86.00	
<small>I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.</small>		
Brian Van Bergen - County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Nicholas Chappellet, Grantor, conveys and warrants to **Jeffrey Hartley and Emily Hartley, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

Lot 14, Block 28, EDWARDS ADDITION, in the City of Newberg, County of Yamhill and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$425,000.00). (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as Streets, roads and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Portland General Electric Company
Purpose:	Public Utilities
Recording Date:	August 18, 2017
Recording No:	2017-13440
Affects:	Reference is hereby made to said document for full particulars

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

TICOR TITLE 471820099925

(continued)

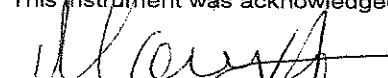
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/05/2020


Nicholas Chappellet

State of OREGON
County of Marshall

This instrument was acknowledged before me on November 5th, 2020 by Nicholas Chappellet.


Notary Public - State of Oregon
My Commission Expires:

